

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
January 27, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson Kent Bush Mike LeBaron Bruce Young	Councilmember Councilmember Councilmember Councilmember
EXCUSED:	Ron Jones	Councilmember
STAFF PRESENT:	Adam Lenhard JJ Allen Brian Brower Scott Hodge Scott Hess Curtis Dickson Nancy Dean Kim Read	City Manager Assistant City Manager City Attorney Public Works Director Development Services Manager Community Services Deputy Dir. City Recorder Deputy City Recorder
EXCUSED:	Greg Krusi Rich Knapp Eric Howes	Police Chief Administrative Services Director Community Services Director

VISITORS: Kathryn Murray, Con Wilcox

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Young conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE NOVEMBER 25, 2014 WORK SESSION

Councilmember Bush moved to approve the minutes from the November 25, 2014 work session, as written, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None. Councilmember Jones was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 11, ARTICLE C, COMMERCIAL RESIDENTIAL ZONE

John W. Hansen, Hansen & Associates, representing property owner Thomas Rosenberg, for property located at approximately 938 South 2000 East, had requested an amendment to timing requirements for commercial and residential construction. Mr. Hansen was in the middle of a rezone request for the property from Commercial (C-2) to Commercial Residential (C-R) and had previously explained his development timing and market conditions during a work session on Tuesday, November 25, 2015. After the discussion between the applicant and staff, it was determined that the Zoning Text Amendment was not the best way to accomplish the intended development. The applicant requested the application for a Zoning Text Amendment be pulled from the January Planning Commission meeting, and was preparing an alternate application for the property. Planning Commission opened the public hearing for public comment as noticed (none was offered), and closed it afterward; however, no action was taken on the item based on the applicant's request to remove the application from the agenda.

Scott Hess, Development Services Manager, stated approval of the item had been withdrawn by the applicant.

Mayor Shepherd opened the public hearing at 7:03 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember LeBaron moved to close the public hearing at 7:04 p.m. seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None. Councilmember Jones was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING A ROAD DEDICATION PLAT

The request was for a street dedication plat for portions of 700 South and 1000 West.

Scott Hess, Development Services Manager, stated approval of the item had also been withdrawn by the applicant.

Mayor Shepherd opened the public hearing at 7:04 p.m.

Brian Brower, City Attorney, stated the Planning Commission at its meeting on Wednesday, January 7, 2015, had recommended denial of application. He explained the subdivision was not legally created and the City's objective was for that the process to happen. He stated the developer dissatisfied with the City's approach and expressed some concern to City staff. Staff and the developer agreed to allow some concessions to help facilitate closure but it required a new application by the developer. He pointed out staff wasn't allowed to waive fees for the

subsequent application so part of the resolution with the developer was permission to use those funds paid for the previous application for the revised application for the subdivision plat. He expressed his opinion that it was not the City's intention to assess additional fees in this case. He emphasized the subdivision plat would come before the Council for approval in the future. He suggested if any members of the Council objected to any of the concessions, staff should be contacted and the item should then be addressed during a policy session.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Young moved to close the public hearing at 7:09 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None. Councilmember Jones was not present for the vote.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF REAPPOINTMENTS TO THE PLANNING COMMISSION

The terms for two members of the Planning Commission were scheduled to expire in February 2015. The City Council conducted interviews with individuals as proposed by the Mayor prior to the Policy Session.

Mayor Shepherd announced the Council had interviewed the members whose terms were scheduled to expire and stated it would be his recommendation to reappoint Nike Peterson and Robert Allen to the Planning Commission for terms which would expire in February 2020.

Councilmember LeBaron moved to approve and consent to the Mayor's appointments to the Planning Commission and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None. Councilmember Jones was not present for the vote.

COMMUNICATION ITEMS

Mayor Shepherd

1. Announced COG had been successful in petitioning Tour de Utah organizers to have a portion of its cycling race in Davis County. He reported it would be the third largest cycling race in the US, second in world competition to the Tour de France. He announced a leg would now take place in Davis County, beginning at Antelope Island going to Bountiful. He was also hopeful SR 193 would be included in a portion of that leg. He stated the race was scheduled for August 3-9, 2015, and believed some of the same teams that participated in the Tour de France would be participating in the race.
2. Reminded the Council that Local Officials Day with the Utah League of Cities & Towns was scheduled for Wednesday, January 28, 2015.

Councilmember Benson – nothing to report.

Councilmember Bush

1. Stated the Kiwanis Club would be targeting business owners to participate in the organization.
2. Reported the Parks and Recreation Commission met on Wednesday, January 21, 2015 and was in the process of setting goals for the year.
3. Indicated he had attended a meeting sponsored by the Urban Land Institute on January 15, 2015 regarding transportation plans. He reported business people from Salt Lake were in attendance and announced a meeting was also scheduled for Wednesday, January 28, 2015 for elected officials at Layton High School. He announced an open house was scheduled for Monday, February 9, 2015 for the public at Roy City Building from 5:30 p.m. to 7:30 p.m. to receive input on regional transportation plans.

Councilmember LeBaron

1. Announced he had participated in a ride along with the NDFD (North Davis Fire District) and indicated it had been a good experience. He stated he had learned a lot and complimented the NDFD staff.

Councilmember Young – nothing to report.

Adam Lenhard, City Manager

1. Announced the Fiscal Year 2015/2016 Kick-off meeting was scheduled for Friday, February 6, 2015 and mentioned the work session on Tuesday, February 3, 2015 would be a preview for the kick-off meeting which would set the stage for the retreat. He indicated spouses would be invited to the social activities scheduled following the meeting and stated more information regarding that would be forthcoming. He invited the Council to determine short and long term priorities prior to the meeting.

STAFFS' REPORTS

Nancy Dean, City Recorder – reviewed the meeting schedule with the Council:

- Work session scheduled for Tuesday, February 3, 2015 beginning at 6:00 p.m.
- Policy sessions scheduled for both Tuesday, February 10, 2015 and Tuesday, February 24, 2015.

There being no further business to come before the Council **Councilmember Young moved to adjourn at 7:18 p.m., seconded by Councilmember Bush. Voting AYE – Councilmembers Benson, Bush, LeBaron and Young. Voting NO – None.** Councilmember Jones was not present for the vote.

**APPROVED AND ADOPTED
This 10th day of February, 2015**

/s/Mark R. Shepherd, Mayor

ATTEST:

/s/Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, January 27, 2015.

/s/Nancy R. Dean, City Recorder